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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## **BOARD MINUTES** **HISTORIC SITE BOARD**

June 19, 2006

**DRAFT**

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- **Call to Order**  
8:35 pm
- **Members Present:**
  - Paul Johnson
  - Vicki Estrada
  - Jim Royle
  - Eldonna Lay
  - Margie Warner
  - Carmen Lucas
- **Staff Present:**
  - Glenn Russell
  - Gail Wright
  - Donna Beddow
- **Staff Absent:** None
- **Members Absent:** None
- **Other General Information:** None

##### **B. Conflict of Interest Declaration:** None

##### **C. Approval of April 17, 2006 Board Minutes**

Vickie Estrada moved that the minutes of the 4/17/2006 meeting be approved as amended.  
2<sup>nd</sup> by Paul Johnson.  
Motion carried 4-0-0

##### **D. Reports:**

- AB 1234 Ethics Training for all elected officials, boards and committees – Handout; members agreed that it would be best if training was conducted at one of our regular monthly meetings; staff to determine if that is possible. If not, on-line self-study training is available.

- HSB Presentation – Alpine Women’s Club Thursday, June 29, 2006 - 6:00pm at 2156 Alpine Blvd. Individual HSB members to inform staff if they are to attend.
- HSB Presentation – Grossmont/Mt. Helix August 14, 2006 – Tentative; time and location to be sent at a later date.
- Response to SOHO letter regarding demolition – no action by staff
- Thing Store letter – no response from property owner; copy of letter and photographs provided to all HSB members.

**E. Announcements:**

- San Diego County Archaeological Society meeting Saturday June 24, 2006: Presenter: Dr. Glenna Dean: “Putting Dinner on the Table in the Texas Archaic”.
- National Preservation Conference 2006: October 31-November 5 – Pittsburgh
- Pecos Conference: August 10-13, 2006 – Navajo Lake, New Mexico
- Rancho Guajome Adobe – 7<sup>th</sup> Annual Quilt Show – June 24, 25, 2006

**ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

**A. Public Comment:** Mel Vernon, San Luis Rey Band of Mission Indians: Assembly Bill AB 2641 Native American Burial Grounds preservation currently being debated.

**B. County Department of Parks and Recreation:** Lynne Newell Christenson, County Historian:

- Archaeological Site CA-SDI-570 and 8463 - determined eligible for listing on the National Register and is listed on the California Register (Felicitia Park). Consultant hired to prepare listing documentation; County Parks to prepare management plan
- Bancroft Rock House – County Parks has had funding reserved for development of an Historic Structures Report; Carmen concerned about Bancroft report; Clint Linton prepared comments about the excavation (reported to the HSB last fall) but no acknowledgement of his comments in the report.
- Rancho Peñasquitos – listed on the National Register as a Historic and Archaeological District. Not yet a national landmark; that effort is next.
- San Luis Rey River Park – status report – EIR to go forward
- Whittaker House (Lakeside) and Derby Pendleton House (Old Town) – County Parks approved the grant match request for the Whittaker House, but not for the Derby Pendleton House. However, Parks was notified that the CA Heritage Fund grant was not approved.
- Camp Lockett: Concept site plan; Parks hoping to complete by the end of 2006.

**C. Presentation:** Susan M. Hector, Ph.D., Principal and Senior Archaeologist, ASM Affiliates, Inc. gave a presentation on PRESERVING CULTURAL LANDSCAPES. San Diego County is rich in 18,000 prehistoric and historic archaeological sites, such as Rancho Guejito, Tulloch Ranch (near Cuyamaca Lake), and Long Potrero (near Tecate). From California's first mission and presidio, to ancient sites over 8,000 years old, important and interesting cultural resources can be found throughout the region. Identifying evidence of historic and prehistoric human use of a landscape—the cultural landscape-- is as important to management of a nature preserve as identification of sensitive plants and animals, as human beings have always been an integral part of the ecology. During prehistory, humans altered the environment, and their cultural development was altered by that same environment. The integration of human and environment was seamless, and they used many places for hunting, seasonal gathering, “casual horticulture” (burning, pruning, weeding, transplanting), ceremonies, quarry

areas, and seasonal camps. Some wild chokecherry, elderberry, agave, prickly pear, deer grass, juncus, and other stands are likely remnants of Indian plant culture.

## **ACTION ITEMS**

### **ITEM 3 – KING RANCH HOUSE AT SUNNY VIEW ORCHARDS**

**Applicant:** Ron V. May, RPA, Principal Investigator  
**Owner:** Ziad Michel Khozam  
**Location:** 1445 Navel Place, Escondido, CA 92027, APN 344-100-03-00  
**Community Planning Group:** North County Metro (near Escondido)  
**Supervisor District:** 5 – Bill Horn

**Description:** The King Ranch House is an important early 20<sup>th</sup> century example of a Southern California Ranch style architecture built as a private residence for the King family, important leaders in the development of Escondido's citrus agricultural industry in the County during the depression through World War II. Edwin and Jane King invested their savings from Hollywood film production into a 23-acre citrus orchard. The King's grew lemons and avocados around the ranch house, but the primary crops were Navel and Valencia oranges. The King' history at the ranch illustrates how citrus industry growers joined together from 1928 to 1956 to form packaging, shipping, and marketing cooperatives to process and distribute their goods to distant wholesale and retail outlets across America. The rustic Southern California "Ranch" architecture of the King Ranch House is further significant in that his house dates four years before Master Architect Cliff May debuted his now-famous Mexican hacienda Ranch style residence in the Kensington-Talmadge community of San Diego in 1932.

**Meeting Notes:** Owner Michel Khozam attended and briefly addressed the board. He responded to questions about who would do the restoration work, and about the landscaping. Applicant and Principal Investigator Ron V. May attended and was available to answer questions.

**Board Action:** Recommended placement of this house, on lot APN 344-100-03-00, on the Local Register of Historic Resources and for participation in a Mills Act Contract. The designation includes, in addition to the house, all landscaped area defined by the existing fence line. Staff finds this resource to be significant under item V (b1) of the Local Register that the resource is associated with events that have made a significant contribution to the broad pattern of San Diego County's history and cultural heritage, and item V (b3) of the Local Register that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region.

Motion by Vicki Estrada to approve  
2<sup>nd</sup> by Eldonna Lay  
Motion carried: 5-0-1 (*Carmen Lucas abstained*)

## **DISCUSSION ITEMS**

### **ITEM 4 – RANCHO SANTA FE LILIAN RICE HOME**

**Description:** Morris & Kathryn Nunn recently purchased this potentially significant 1926 Lilian Rice home. Von Marie May, Historical Consultant, on behalf of owners, determined through preliminary research that alterations were made by previous owners that may jeopardize historic

designation. The purpose of this item is to discuss and obtain suggestions from HSB members as to appropriate remedies for these alterations, under the Secretary of the Interior's Standards and Guidelines.

**Meeting Notes:** This Lilian Rice House is a gem in the Rancho Santa Fe area that should be historically significant; however, modifications by previous owners changed the original design to the point where its integrity is questionable. The Board commented that renovation to take the house back closer to the original design would most likely make the house eligible for County landmarking and the Mills Act Contract.

#### **ITEM 5 – WARNER'S RANCH HOUSE VS WARNER-CARRILLO RANCH HOUSE**

**Description:** The *Committee for the Historical Society Representatives from San Diego County On the True Location of Warner's Ranch House* (the Committee) is requesting that the San Diego County Historic Site Board review the status of the "presently erroneously named" Warner-Carrillo Ranch House historical site, the original funding of which came from the County and the Vista Irrigation District for a "Warner's Ranch House" Restoration Project. The ranch house is within the Vista Irrigation District property. The Committee is requesting that the Board recommend an administrative review and provide specific recommendations, as suggested in the Committee's report, regarding this project. However, since there is no request from the Vista Irrigation District to landmark the ranch house at this time, the board will discuss the issue, but will not take action. The Committee was represented at the meeting by Chairman George Ellis.

**Meeting Notes:** All agree that the historic structures on the Warner Ranch are significant regardless of the name, and the main concern is to preserve these resources. The structures are currently identified as they are on the California Register and on the National Register of Historic Places, and an amendment would be required to make a name change. Any such change would have to be initiated by the property owner, the Vista Irrigation District. Currently, County Parks is under Memorandum of Understanding with the Vista Irrigation District to develop a restoration plan. No County funds have been expended and Warner Ranch is not a County Park. George Ellis addressed the Board; Richard Smith with the Westerners provided comments, and County Parks Historian, Lynne Christenson answered questions. The Board recommended that the Committee contact Vista Irrigation District.

#### **OTHER**

#### **ITEM 7 – FUTURE AGENDA ITEMS**

- Next meeting is scheduled for Monday, July 17 2006, but may be cancelled.
- Action Item for August: The Goldzband Residence, Architect Homer Delawie; 1962 post-war modern: Contact owner Mike Nalu at (619) 368-1769 to set up an appointment. Project documents are available

#### **ITEM 6 – ADJOURNMENT**

8:35 pm

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**APPROVAL OF BOARD MINUTES:**

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**Chairman, Jim Royle**

**August 21, 2006**

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**Vice-Chairman, Paul Johnson**

**August 21, 2006**

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